

Longfellow Heights Phase III

East 27th Street and Troost, Kansas City



BACKGROUND

This site is an entire city block that formerly housed residential apartments and various small businesses. Over time, the block became mostly vacant except for two small buildings. The former buildings were previously torn down and the debris buried in their basements.



CONTAMINANTS

Total Petroleum Hydrocarbons (TPH), lead, PHA compounds, and asbestos debris were present in the soil and fill throughout the site.



ASSISTANCE

No known assistance was received by the developers of the site.

PROTECTION

Five underground heating oil tanks were excavated and removed from the site, and almost 2,000 tons of lead-contaminated soil and 372 tons of fill containing asbestos material were disposed of.

INVESTMENT AND RESULTS

Over \$3,000,000 was invested to clean up and redevelop the 3.8-acre city block with 78 housing units. Market and assessed values of the property have increased over 1,639 percent.

TIMELINE

Application Received: 29 September 1999

RAP Approved: 1 December 1999

Remediation Started: 2 January 2000

Completion Certificate: 22 June 2001

REDEVELOPMENT SUMMARY

The site has been redeveloped as Phase III of the Longfellow Heights housing development. This development received the 2001 Cornerstone Award from the Economic Development Commission.

